



DOCKET #: W3005

PROPOSED ZONING:
LO-S

EXISTING ZONING:
LO-S

PETITIONER:
Barbara Ann Morgan Trustee
and Wesley K. Morgan Trustee
for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 0.75

**NEAREST
BLDG:** 25'

MAP(S): 618870

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**CITY-COUNTY PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3005		
Staff	Gary Roberts Jr., AICP		
Petitioner(s)	Barbara Ann Morgan, trustee and Wesley K. Morgan, trustee		
Owner(s)	Same		
Subject Property	PIN#'s 6817-80-5222, 6817-80-4149, and 6817-80-4299		
Type of Request	Special Use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LO-S Limited Office District (Offices, Miscellaneous; Professional Office; and Medical and Surgical Offices) to LO-S Limited Office District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; and Banking and Financial Services 		
Zoning District Purpose Statement	<p>The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2 and 3.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	Southwestern side of Reynolda Road adjacent to Silas Creek Parkway		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northwest		
Site Acreage	Approximately ± .75 acre		
Current Land Use	The developed portion of the site has been used for office purposes. The remainder of the site is undeveloped and shown to remain as such on the approved site plan.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Undeveloped land and Silas Creek Parkway
	East	IP	Maple Springs Methodist Church

	South	RS-9	Single family residence	
	West	RS-9	Silas Creek Parkway	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The proposed office uses are compatible with other office and institutional uses in the surrounding area.			
Physical Characteristics	The site is partially developed and has a gentle slope downward to the south.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site appears to possess no development constraints.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Reynolda Road	Major Thoroughfare	162'	20,000	32,200
Silas Creek Parkway	Major Thoroughfare	97'	31,000	42,200
Proposed Access Point(s)	The approved site plan shows the continued use of the southern most driveway onto Reynolda Road and closure of the northern most curb cut.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: LO-S</u> 2,311 / 1,000 x 36.13 (Medical-Dental Office Building Trip Rate) = 84 Trips per Day <u>Proposed Zoning: LO-S</u> 2,311 / 1,000 x 246.49 (Drive In Bank Trip Rate) = 567 Trips per Day			
Sidewalks	The Sidewalk and Pedestrian Facilities Plan requires a sidewalk along Reynolda Road.			
Transit	Route 16 along Reynolda Road			
Connectivity	A cross access easement which would connect the developed portion of the subject property to the undeveloped portion was included as a condition in the recent rezoning of this site.			
Analysis of Site Access and Transportation Information	Access to the site is adequate, a sidewalk along Reynolda Road is required.			

Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Obtain WSDOT and NCDOT driveway permit. • Cross access easement condition
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 2 (Urban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • <i>Infill and Redevelopment:</i> Manage growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities. Older urban and suburban neighborhoods should be reinforced as good places to live and do business. • <i>Growth Management:</i> Creating a more “compact pattern of development” will necessitate increasing the overall density and intensity of residential and commercial development in areas with public sewer, good roads and other urban services. It will also mean concentrating higher density and mixed use urban development around certain activity centers and along major transportation corridors. • <i>Urban Boulevards:</i> The purpose of Urban Boulevards is to: (1) create attractive urban gateways leading into downtown Winston-Salem; (2) concentrate jobs, retail and higher density housing at selected points along these corridors; (3) promote high quality transit service and pedestrian access by increasing densities at specific locations along these corridors; and (4) incorporate design features that support pedestrian activity and give these corridors an urban look and feel.
Relevant Area Plan(s)	<i>Polo-Reynolda Area Plan (1985)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan recommends residential to office conversion for the subject property if existing residential structures are preserved. Uses in converted residences should be low-traffic generating, parking should be at the rear of the structure where possible, signage should be minimal allowing only identification of the use, and facades and landscaping should maintain the residential character. The number and location of curb cuts at commercial centers and office complexes should be controlled. A minimum of well designed entrances and exits promote efficient traffic flow and avoids safety problems.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	Yes

Analysis of Conformity to Plans and Planning Issues	<p>The subject property was recently rezoned to LO-S. In that request, the petitioner inadvertently omitted the uses of Banking and Financial Services and Residential Building, Single Family even though these were previously approved uses for the original LO-S zoned portion of the site. Therefore, the purpose of the current request is to add said two uses. No changes are proposed to the approved site other than to include these two uses.</p> <p>The request is consistent with <i>Legacy</i> in that it would encourage reuse and infill. It is also consistent with the <i>Polo-Reynolda Area Plan</i> which recommends residential to office conversions for properties along this portion of Reynolda Road.</p>
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2987	RS-9 & LO-S to LO-S	Approved 7-21-08	Current site	.75	Approval	Approval
W-1417	R-4 to R-1-S (LO-S)	Approved 3-9-87	Included portion of site	.35	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site	
	2,311 sf		Front of site	
Parking	Required	Proposed		Layout
	12 spaces	13 spaces		Located to the rear
Building Height	Maximum		Proposed	
	40'		One story	
Impervious Coverage	Maximum		Proposed	
	75%		26.62%	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (B) Limited Office District 			
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes	
	(B) Environmental Ord.		NA	
	(C) Subdivision Regulations		NA	

Analysis of Site Plan Compliance with UDO Requirements	No changes, other than adding the newly requested uses of Residential Building, Single Family and Banking and Financial Services, are proposed to the previously approved site plan.
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
Request is consistent with <i>Legacy</i> and the <i>Polo-Reynolda Area Plan</i> recommendations.	The proposed use of Banking and Financial Services, if developed with a drive through service, is a much higher traffic generating use

Request would result in the closure of one driveway cut onto Reynolda Road and the extension of a sidewalk along the site frontage.

than Medical and Surgical Offices.

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Developer shall obtain driveway permits from the City of Winston-Salem Public Works Department/NCDOT; additional improvements may be required prior to issuance of driveway permit.
 - b. Developer shall record a cross access easement to PINs 6817-80-4299 and 6817-80-5162.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required improvements of the City of Winston-Salem/NCDOT driveway permits shall be completed.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**